



General Plan Advisory Committee Meeting #12

Community Services Main Hall | August 18, 2022



Meeting Overview

- Attendance
- Presentation & Discussion: Proposed Land Use Map
- Public Comment Opportunity #1
- Presentation & Discussion: Environmental Justice Element Overview & Background
- Public Comment Opportunity #2
- Chair/Vice Chair Comments

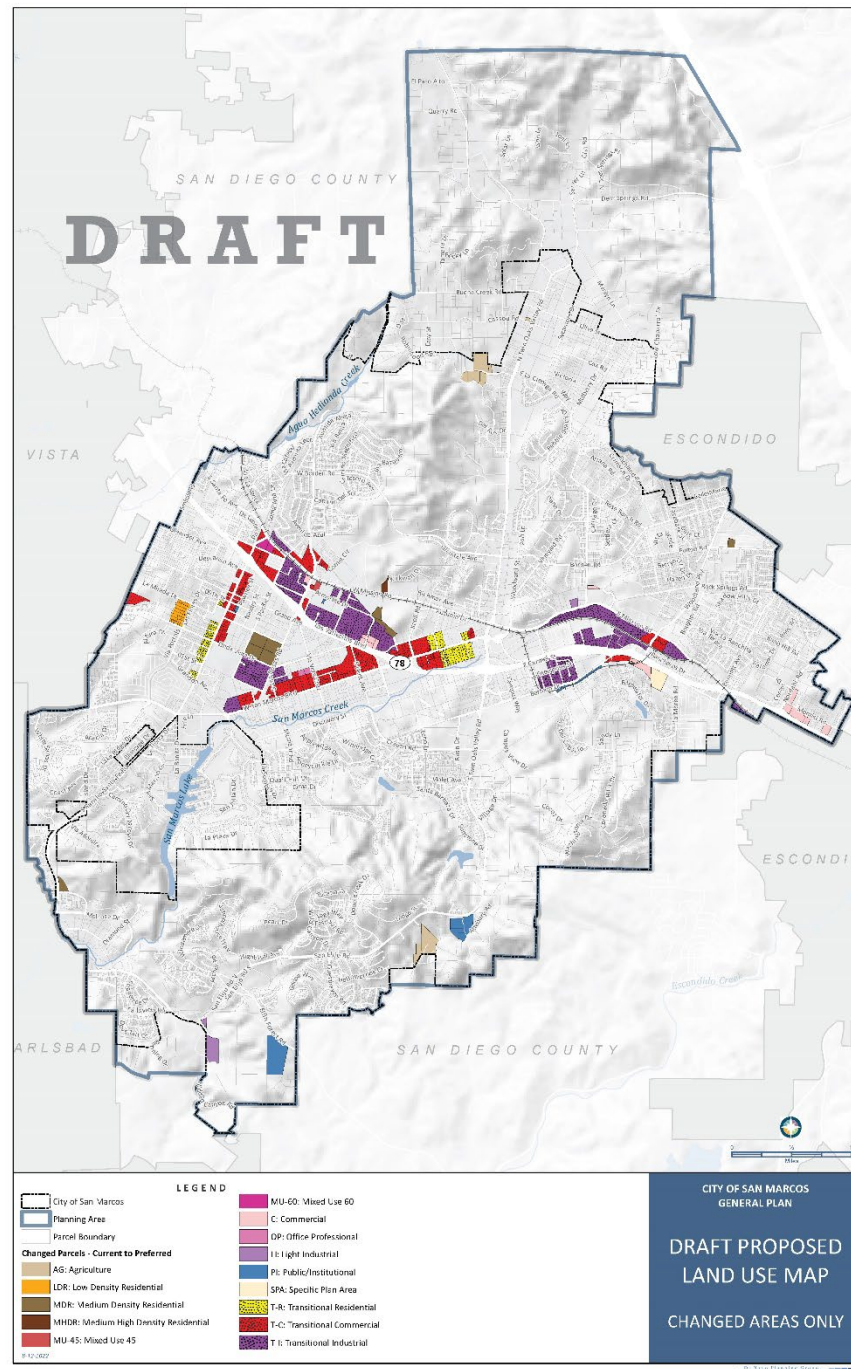
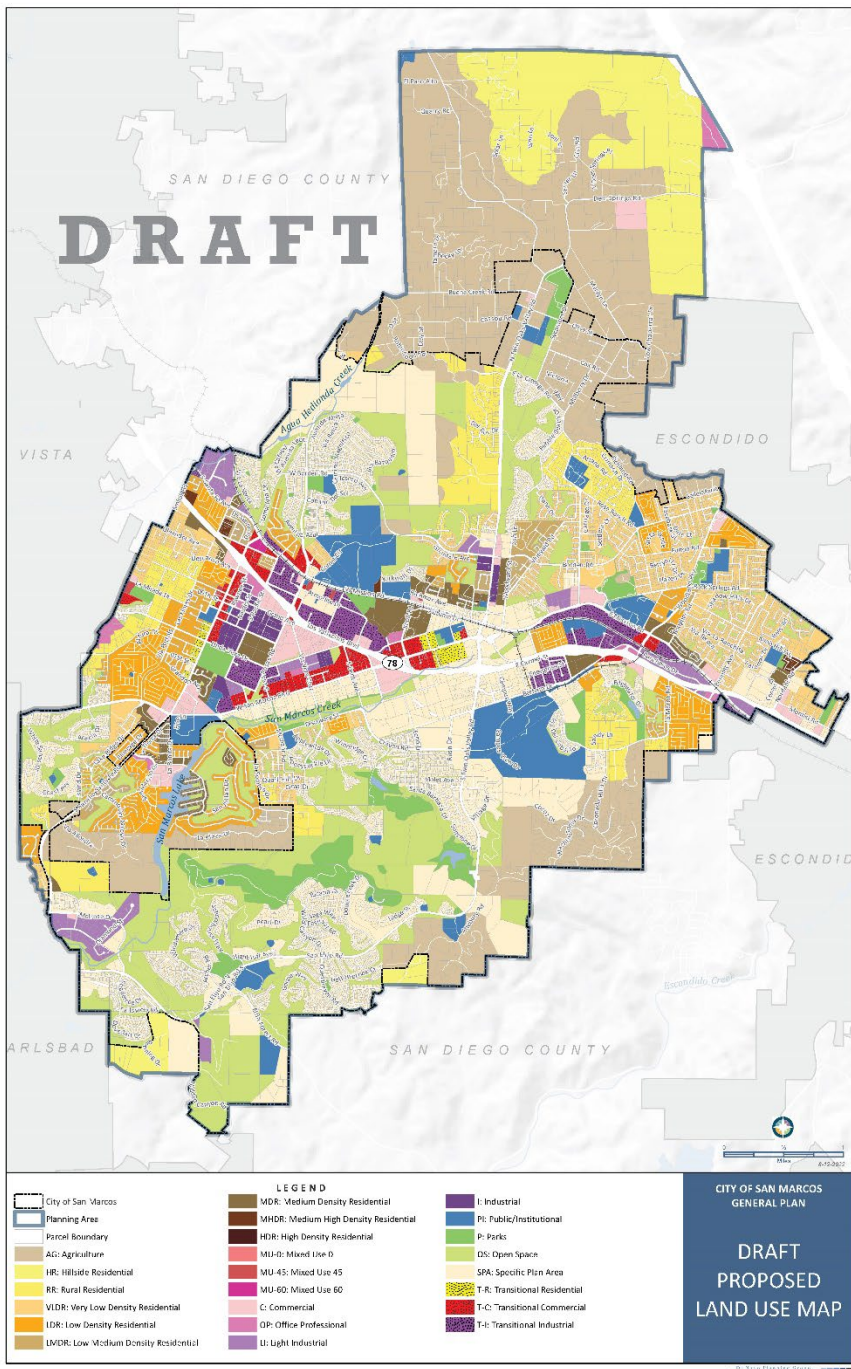


Draft Proposed Land Use Map

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Draft Proposed Land Use Map

- Land use changes are largely focused in the following types of areas:
 - Around transit centers (within 1/2-mile)
 - At key community gateways
 - Along mobility corridors where visual improvements are highly desirable
 - Where implementation of the Current GP was challenging
 - Where the Current GP was inconsistent with existing (on-the-ground) uses or zoning
- Land use changes were generally avoided in the following areas:
 - Rural/agricultural areas of the community
 - Existing single-family neighborhoods
 - Successful existing shopping centers where commercial uses could be preserved
- Transitional designations are used to identify areas where existing uses can remain, but where different and complementary types of uses may be developed in proximity
- Land use designations were consolidated to provide more flexibility to property owners



- Draft Proposed Land Use Map to be reviewed by the City Council in September
- Based on City Council direction, an environmental review will be prepared for the Draft Proposed Land Use Map (inclusive of any City Council modifications)

Environmental Justice Element Overview and Background

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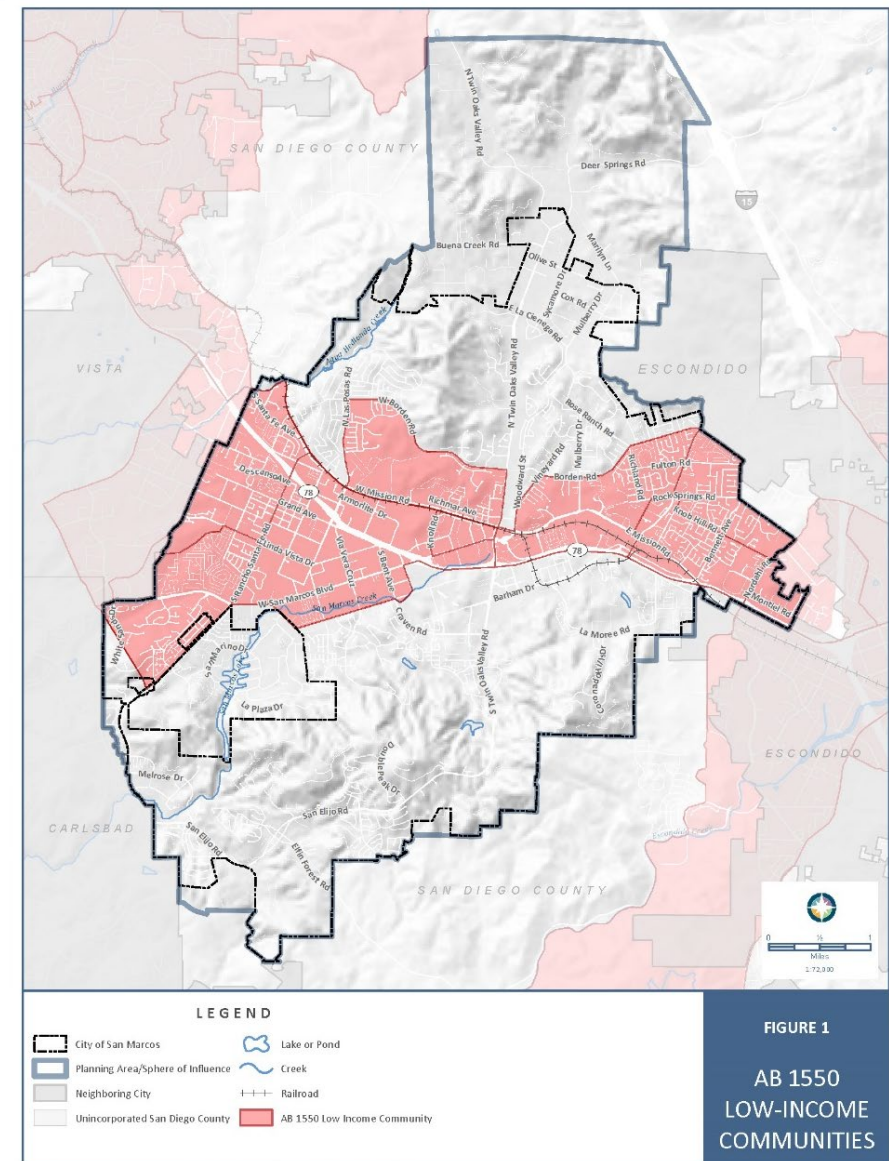


Overview and Background

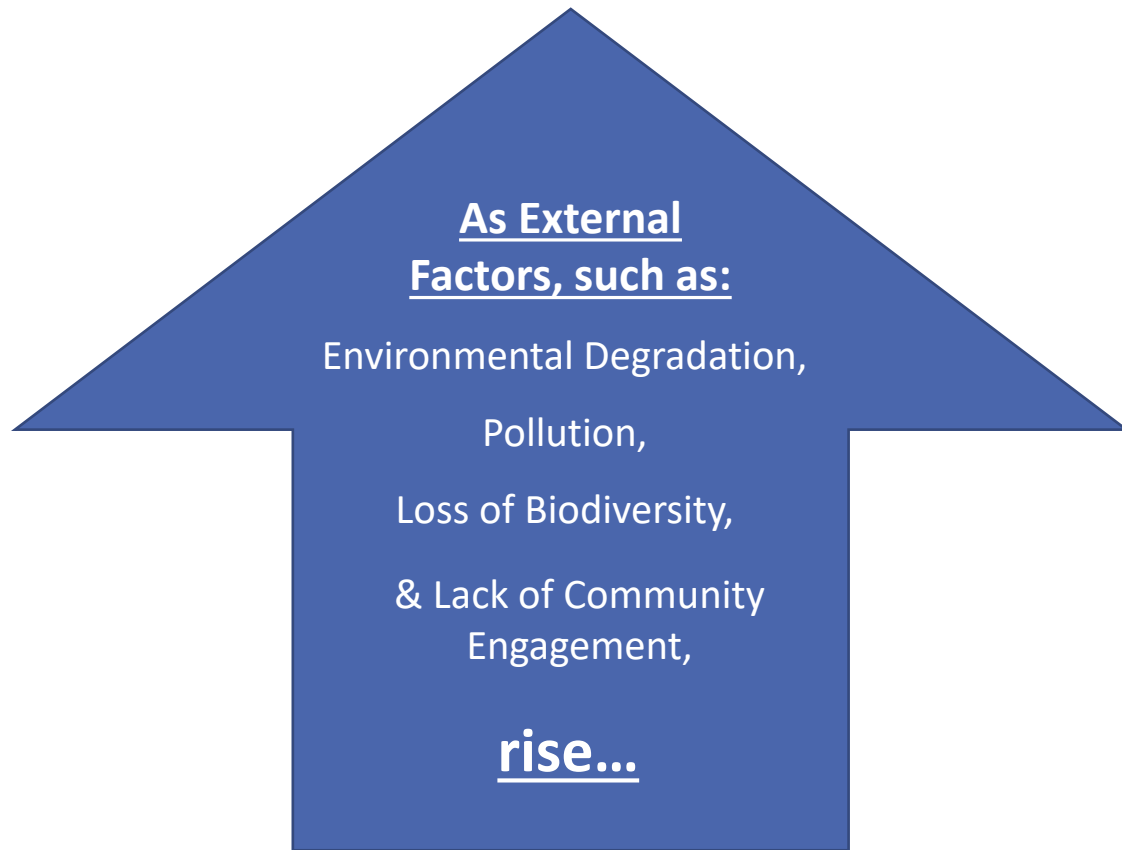
- Aim of Environmental Justice (EJ) is to advance equity and protect human health.
- Key obstacles that can lead to disproportionate experience of negative environmental impacts include:
 - Local and regional policies,
 - Intersectional structural inequalities,
 - Land use planning, enforcement deficiencies, and
 - Lack of community engagement and advocacy.
- For cities or counties with “disadvantaged communities”, an EJ Element is a required chapter of the GP & optional for other jurisdictions.
- SM adopted an EJ Element in the Fall of 2021 to best support and protect current and future residents.

Disadvantaged Communities

- Disadvantaged Communities (DACs): Communities that disproportionately face environmental hazards.
 - May include any community that lacks appropriate resources or, is confronted with any exceptional economic, health, or environmental burden.
- San Marcos does not contain any DACs, but there are areas with lower household incomes that warrant special attention.
 - AB 1550 provides direction on how to identify lower-income communities and increases equity by delivering climate investment benefits.
 - AB 1550 communities may warrant similar policy direction as a DAC within the context of EJ.



Overview and Background



EJ aims to improve the wellness of all communities by bolstering community planning efforts and promoting the fair treatment of all people regardless of their race, color, national origin, or income.

Current Environmental Justice Element

- The Current EJ Element addresses the following topics:
 1. Reduce Pollution Exposure and Improve Air Quality
 2. Promote Access to Public Facilities
 3. Healthy Food Access
 4. Safe and Sanitary Homes
 5. Promote Physical Activity
 6. Promote Civil Engagement (i.e., Community Engagement)
- The Current EJ Element serves to highlight existing policies contained in other Elements of the Current General Plan as they relate to environmental justice.
- Additional policies are also included to address the six topic areas.

Existing Environmental Justice Discussion

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Existing Conditions: Air Quality and Pollution Exposure

- Primary source of ozone (smog) pollution is motor vehicles and other mobile sources.
- Several census tracts, generally located along Highway 78, have an asthma rate higher than 15% of census tracts in the State.
- The Clean Water Act requires states to identify waters that do not (or are not expected to) meet applicable water quality standards with current pollution control technologies alone; these waters are classified as “Impaired.”
- SM contains areas* designated as “impaired waterbodies:”
 - San Marcos Lake
 - San Marcos Creek
 - Escondido Creek

*These hydrologic areas extend beyond the City boundary so not all impaired water body segments are located entirely within San Marcos and/or its SOI.

Existing Conditions: Public Facilities

- “Public Facilities” include: public improvements, public services, and community amenities.
- Adequate planning of parks & transportation infrastructure can ensure that everyone has equal access to resources.
- Limited access can lead to reduced lifespan, poorer health outcomes, & diminished mental well-being.
- Current distribution of SM park acreage: 3.5/1,000 residents (2018)
 - Slightly above the Statewide Park Program standard of 3.0/1,000
 - 17% of residents live further than a ½ mile from a park

Existing Conditions: Public Facilities

- Public transit
 - Primary provider of public transit: North County Transit District (NCTD).
 - Provides both the BREEZE and SPRINTER systems.
 - NCTD offers programs to increase accessibility for disabled & disadvantaged community members.
 - e.g. ADA accessibility facilities, discounted fares, paratransit (LIFT service), etc.
- Bike Lanes
 - Increased accessibility may help:
 - Reduce congestion,
 - Contribute to community physical health, and
 - Improve air quality.
 - City currently has a plan to expand the bike network & increase connectivity to neighborhoods.

Existing Conditions: Food Access

- “Food access” is associated with the physical accessibility, affordability, presence of culturally appropriate food, and food security.
- **Food Security**: When everyone always has access to enough food for an active, healthy life.
- SM food insecurity rate is slightly *above* the average for the County.
- Poverty & food insecurity are directly correlated.
- Adults living in poverty in SM: 14.6% (2016).
- The poverty rate in SM is high relative to both County & State.
- No census tracts within San Marcos are deemed “food deserts.”

Existing Conditions: Safe & Sanitary Homes

- Unsafe conditions
 - Poor indoor air quality,
 - Toxic building materials,
 - Exposure to excessive heat or cold,
 - Improper ventilation, and
 - Structural insecurity.
- Unsafe conditions can be a result of age.
 - Older units are more likely to contain hazardous materials like lead & asbestos.
- Housing Burden
 - Low income households with high housing costs may suffer adverse health impacts.
 - One Census Tract within the City has a high poverty (77%) & a moderate housing burden (61%).
- Age of Housing Stock
 - Overall housing conditions in SM are good.
 - Majority (58.7%) of units within the City were built between 1980-2009.
 - Highest % of units being built between 2000 and 2009 (21.8%).

Existing Conditions: Safe & Sanitary Homes

- Overcrowding
 - Overcrowded = More than one person per habitable room.
 - Severely overcrowded = More than 1.5 persons per room.
 - Overcrowding contributes to:
 - Increased traffic,
 - Accelerates deterioration of homes,
 - Overburden of utilities, and
 - Shortage of onsite parking.
 - 7% of homes in SM are overcrowded.
- Second and Thirdhand Smoke Impacts
 - County of San Diego Health and Human Services Agency (HHSA) encourages adoption of a *smokefree housing ordinance* to comprehensively address public health & EJ issues.

Existing Conditions: Physical Activity

- Physical Fitness & Health Demographics
 - Compared to the County, SM adults have a lower obesity rate.
 - Compared to the County, SM adults do not engage in as much daily physical activity.
 - SM children surpass statewide physical fitness averages for more than half of the fitness indicators. (such as flexibility and upper body strength)
- Sidewalks
 - Improve pedestrian infrastructure to increase safety and accessibility.
- Active Transportation Use
 - Any form of transportation that is non-motorized.
 - Currently, active transportation use within SM is not very prevalent.

Improvement features could include:
Enhanced crosswalk markings,
curb extensions,
refuge islands,
mid-block crossings,
improved lighting,
transit stop amenities,
senior zones, etc.

Existing Conditions: Community Engagement

- Develop policies & programs that enable all residents to participate in local decision-making.
- Provide appropriate opportunities for low-income, minorities, or linguistically isolated groups.
- Voting patterns can help establish & predict general community engagement levels.
- Lack of voter participation can occur from lack of transportation, work conflicts, or lack of information.
- The City desires to increase voter participation to help ensure that all residents are equally represented.
- Community Programs
 - Prioritize projects & programs that directly benefit underrepresented or disadvantaged populations.
 - Through the GP, the City is prioritizing:
 - Transportation network expansion projects;
 - Supplying high-quality recreational opportunities & community services for varying age groups.
 - Decreasing pollution throughout the region.

~ 82% of people of voting age in SM registered to vote in the 2020 election.

EJ Discussion Questions

- What types of environmental conditions impact the San Marcos community most significantly and make it difficult for residents to have good health and living conditions?
- Have you noticed poor air conditions in a specific part of town? Places it is harder to breathe, or places that smell unpleasant?
- Do you feel you have safe and easy access to parks or trails? Do you feel comfortable using these spaces?
- Are there specific areas of the City/neighborhoods where access to public facilities and services is more difficult?
- How can the City further encourage the participation of all residents from all backgrounds to participate in the planning process and provide feedback on local issues?



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